

144 West 21ST Street Rezoning Application

Development Information Session Summary Report

Event Date: June 7, 2022
Time: 6:00pm – 8:00pm
Location: Virtual DIS (Zoom meeting)
Attendance: 3 members of the public signed up. 1 member
Comments: attended. 1 comment sheets and 0 e-mails were submitted.

Meeting Purpose:

- To present development application materials to neighbours
- To provide an opportunity for the public to ask questions about the development
- To provide an opportunity for neighbours to comment on the proposal.

Notification:

In accordance with City of North Vancouver policies:

Invitation Brochures

Invitations were delivered to 1,367 addresses within a 40m radius from the site, meeting City requirements. Appendix A includes a copy of the invitation.

Newspaper and Online Ad

A newspaper and online ad were placed in the North Shore News on Wednesday, June 1st, 2022. A copy of the ad is included in Appendix A.

Site signage

Site signage erected at the proposed development location. A copy of the photo is included in Appendix A.

Attendance:

3 members of the public signed up for the meeting. A copy of the sign-in sheets is included in Appendix B.

The following City staff and project team members were in attendance:

City of North Vancouver:

- Emma Chow, Planner

Project Team presenters included:

- Francois Marchand, Ankenman Marchand Architects, Principal
- Dimitar Bojadziev, Ankenman Marchand Architects, Project Manager
- Mahshid Taki, Ankenman Marchand Architects, Intern Architect
- Daisen Gee Wing, Developer (absent)

Overview:

The meeting was held in a virtual format. Meeting participants could follow an online presentation and engage with the project team and the municipal planner directly. The presenters listened for questions and comments and noted them and respond.

The participants were invited to submit written comments to the project team or to the municipal planner.

One comment sheet and no emails were submitted.

The key themes of the evening included:

- the perceived lack of parking in the area
- building height, and worry that it would block the view for neighbours across the street to the mountains
- reflection from the glazing to neighbouring buildings
- prevention from animal accessing the amenity garden area
- crime prevention for the people walking along 21st Street
- prevention from people being able to sleep on street
- parking for the workers during the construction

Public Dialogue:

(Q = Question, A = Answer, and the number is to track the dialogue)

Q1 There are proposed 73 apartment units and 53 parking stalls. Will there be enough parking? Are there be any changes into parking regulations?

A1 The answer of the Applicant was that the project is complying with the bylaw regulations and is proposing 10% over the requested parking stalls by the City's bylaw. The subject site is well connected to the public transit, and it is expected that not all the renters will own vehicles. The CNV representative stated that the City is not foreseeing any changes to the parking regulations but is open for suggestions.

Q2 Concerns about the building height. The proposed building is 5 storeys high. The buildings across the 21st Street are 3-4 storey in height. Their views to the mountains will be obstructed by the new building and will devalue the properties?

A2 The Applicant replied that the design in the previous proposal was 6 storeys in height and taking in consideration the previous concerns the new design proposal resulted with 5 storey building. The CNV representative added a clarification, that according the current OPC plan in this area the building limit height for the new developments is 6 storeys. There are already newer buildings to the north of the property that are 5 and 6 storeys high, and the proposed design is complying with height requirements.

Q3 Concerns about the reflections cast to the neighbouring building from the glazing of the building?

A3 The proposed project doesn't have unusual glazing and in the Applicant's opinion the building have relatively average glazing percentage.

Q4 Concerns about the amenity garden. How will it prevent animals (racoons, bears, rats, etc.) and homeless people to access the area?

A4 The Applicant answered that the proposed amenity area is supposed to be for a private use of the building residents, for gardening, seating, and child play area without offering solution for prevention of access to wild animals and homeless people. (The concern is noted and will be seeking for possible design improvements.)

Q5 Concerns raised regarding the proposed the public note offering opportunity to seat and rest in the pocket plaza area. There are benches proposed next to sidewalk, between the landscaped areas. This can be potential treat to the people walking by. There are already a lot of homeless people, next to the neighbouring McDonalds that are sleeping on the streets. How will you prevent them sleeping on the proposed benches?

A5 The answer of the Applicant was that the landscaping will be carefully designed not to obstruct the visions and the area will be lighted. The design of the benches can be done with few armrests in the seating part that will prevent the possibility of someone sleeping on it.

Q6 Where the construction workers will park their vehicles during the construction?

A6 The Applicant apologize that cannot answer the questions as the Developer was absent on the meeting. It will be up to the future contractor how to deal with the parking issue during the construction.

Q7 What are the next steps in the application process?

A7 The CNV representative provide the answer with the timeline of the scheduled upcoming Council meeting 1st reading and public hearing.

Comment Sheet and Email Summary

Participants were invited to submit comments by submitting the Comments form by email after the meeting. One comment sheet was submitted by a person registered for the information session but did not attend.

The respondent explicitly expressed support for the proposal with a note that hopes there will be enough visitor, resident, and EV parking stalls.

A copy of the Comment sheet is included in Appendix B.

No emails with comments arrived by the time of finishing the report.

Conclusion

The purpose of this development information session was to present to neighbours the proposed rezoning application and the mid-rise rental development concept, and to provide them with an opportunity to ask clarifying questions and comment on the proposal.

The newspaper ads notified the community of the meeting, and a sign was posted on the property. 1,367 invitations were distributed by mail to the surrounding community.

3 community members signed in, and one participated at the meeting. One comment form and zero emails were submitted. One respondent expressed explicit support for the proposal.

The public could participate in this process in three ways:

- following the online presentation
- talking to the project team and City Planner
- submitting written comments.

The meeting length and format was sufficient to provide all participants an opportunity to learn more, ask questions and make the comments they wished to provide that evening. Participants asked the development team and City planner a variety of specific questions, mostly related to need for additional parking in the area, building height and form and crime prevention.

The community was given ample opportunity to express their views of the proposal.

APPENDIX A



Rezoning Application:

Virtual Developer's Information Session

Early Public Comment Opportunity

Rezoning Application:

144 - West 21st Street, North Vancouver

How to Participate:

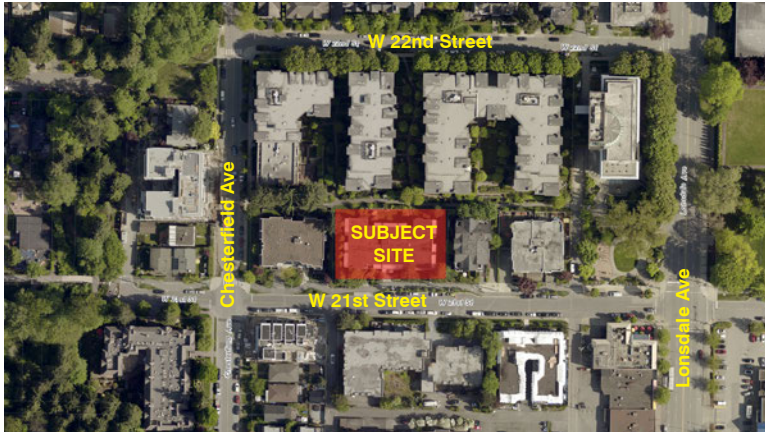
Please contact Ankenman Marchand Architects at:

604-872-2595 or info@amarchitects.com to register for the session.

Date & Time: June 7, 2022 | 6:00 PM - 8:00 PM

Ankenman Marchand Architects has submitted a development application to the City of North Vancouver for a Rezoning Application of 144 - West 21st Street to permit development of a 5-storey residential rental building with underground parking. The proposed development includes 73 residential units and 51 parking stalls.

Interested members of the public are invited to attend the Virtual Developer's Information Session with the Applicant for an early opportunity to review the proposal and offer comments.



Applicant Contact:

Francois Marchand

Ankenman Marchand Architects

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Vancouver
V6J 1N5
604.872.2595
tim@amarchitects.com

CNV Contact:

Emma Chow

Planning & Development

141 West 114th Street,
North Vancouver
V7M 1H9
604.982.3919
echow@cnv.org

**VIRTUAL DEVELOPER'S
INFORMATION SESSION
Early Public Comment Opportunity -
Rezoning Application for 144 - West 21st Street**

Date: June 7th, 2022 | Time: 6:00pm - 8:00pm | Online

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Interested members of the public are invited to attend the Virtual Developer's Information Session with the Applicant for an early opportunity to review the proposal and offer comments.

How to Participate:

Please contact **Ankenman Marchand Architects** at: **604-872-2595** or **info@amarchitects.com** to register for the session

Applicant Contact: Francois Marchand | Ankenman Marchand Architects | 1645 West 5th Ave, Vancouver | 604.872.2595 / francois@amarchitects.com

City of North Vancouver Contact: Emma Chow | Planning & Development | 141 West 14th Street, North Vancouver, BC V7M 1H9 | 604.982.3919



PROOF

VIRTUAL DEVELOPER'S INFORM...



VIRTUAL DEVELOPER'S INFORMATION SESSION Early Public Comment Opportunity - Rezoning Application

for 144 - West 21st Street Date: June 7th, 2022 | Time: 6:00pm - 8:00pm | Online Ankenman Marchand Architects has submitted a development application to the City of North Vancouver for a Rezoning Application of 144 - West 21st Street to permit development of a 5-storey residential rental building with underground parking. The proposed development includes 73 residential units and 51 parking stalls. Interested members of the public are invited to attend the Virtual Developer's Information Session with the Applicant for an early opportunity to review the proposal and offer comments. How to Participate: Please contact **Ankenman Marchand Architects** at: **604-872-2595** or **info@amarchitects.com** to register for the session **Applicant Contact:** Francois Marchand | Ankenman Marchand Architects | 1645 West 5th Ave, Vancouver | 604.872.2595 / francois@amarchitects.com **City of North Vancouver Contact:** Emma Chow | Planning & Development | 141 West 14th Street, North Vancouver, BC V7M 1H9 | 604.982.3919

144
Paisley Court
No Vacancy
04-986-6216

DEVELOPMENT APPLICATION

144 West 21st Street

PROPOSAL:

Ankenman Marchand Architects has submitted a development application to the City of North Vancouver for a Rezoning Application of 144 - West 21st Street to permit development of a 5-storey residential rental building with underground parking. The proposed development includes 73 residential units and 51 parking stalls.

Ankenman Marchand Architects will be hosting a Virtual Developer's Information Session where interested members of the public have an opportunity to learn and respond to the application.

APPLICANT:

NAME: Francois Marchand
COMPANY: Ankenman Marchand Architects
EMAIL: info@amarchitects.com
PHONE: 604.872.2595

PROPOSED DEVELOPMENT SITE



SITE PLAN



FOR MORE INFORMATION
AND TO SHARE YOUR OPINION:

VIRTUAL INFORMATION SESSION

How to Participate:

Please contact
Ankenman Marchand Architects at:

604-872-2595

or

info@amarchitects.com

to register for the session.

Date & Time: June 7, 2022 | 6:00 PM - 8:00 PM

CITY OF NORTH VANCOUVER CONTACT
Emma Chow, Planning & Development
echow@cnv.org 604-982-3919


cnv.org

APPENDIX B

ATENDEE'S REQUEST LIST

144 - 21st Street, North Vancouver

Name

[REDACTED]

Email

[REDACTED]

DIS - Attendee Comment Form

The purpose of this form is to collect your comments regarding the proposed development. These comments will be collected by the Applicant and will be summarized in their report to City staff and Council. If you do not wish to be identified, do not include your name or address on the form.

Project Address: 144 West 21st Street, North Vancouver, BC

Your Name & Address: ████████████████████

1. Do you support the proposed project?

Yes

2. Do you have any concerns about the proposed project?

Was hoping for some resale units in addition to the rental component. Also hope there will be enough visitor and resident parking and EV stalls.

3. What do you like about the proposed project?

Needs a clean up, love anything new there!

4. What would you suggest to change or improve the proposed project?

N/A, don't know enough at this point, but adding some residential sale units would be nice.

5. Any additional comments?

Would you like the Applicant to respond to your comments?

If yes, please provide your contact information as needed: Sure please

**Please Submit Your Comment Form to the Applicant & City Planning
(Email, Mail or Drop Off)**

Applicant Contact:	City Planning Contact:
Ankenman Marchand Architects 1645 West 5th Ave, Vancouver V6J 1N5 Email: info@amarchitects.com	City of North Vancouver - Planning & Development 141 West 114th Street, North Vancouver V7M 1H9 604.982.3919 echow@cnv.org